

## REQUEST FOR COUNCIL ACTION

MEETING

DATE: 5-19-03

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AGENDA SECTION:  
PUBLIC HEARINGSORIGINATING DEPT:  
PLANNING

ITEM NO.

E-6

ITEM DESCRIPTION: Final Plat #03-10 by Badger Development II, LLC to be known as  
Badger Village TownhomesPREPARED BY:  
Brent Svenby,  
Planner

May 15, 2003

**Planning Department Review:**

See attached staff report dated May 15, 2003 recommending approval subject to the following modifications/conditions:

1. *The cul-de-sac associated with this plan is indicated as less than 96 feet in diameter and shall be posted "No Parking" along the cul-de-sac.*
2. *The documents assigning long-term maintenance of common lands and facilities shall be recorded concurrent with the final plat documents (mylars).*

**Council Action Needed:**

1. *A resolution approving the plat can be adopted.*

**Distribution:**

1. City Administrator
2. City Attorney
3. Planning Department File
4. Planning Department, GIS Division
5. Applicant: This item will be considered sometime after 7:00 p.m. on Monday, May 19, 2003 in the Council Chambers at the Rochester / Olmsted County Government Center.
6. Yaggy Colby Associates

COUNCIL ACTION: Motion by: \_\_\_\_\_ Second by: \_\_\_\_\_ to: \_\_\_\_\_

Final Plat #03-10  
Badger Village Townhomes  
500' Notification Distance  
Ward 3 McConnell  
05/06/03

VER FALLS RD NW

KENOSHA DR NW

TOMAH PL NW  
ASHLAND PL NW

OSHKOSH LN NW

KENOSHA LN NW

ASHLAND LN NW

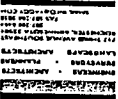
SUPERIOR DR NW

28 ST NW

26 ST NW

SUPERIOR LN NW

BLOCK 1 LOT 1



BEARINGS  
Past bearings are Minnesota State  
Plane Grid Azimuths measured to  
the grid from north.

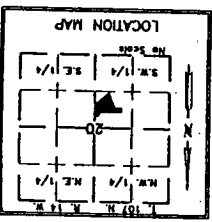
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to Minnesota State Statute 160.08.  
- CONTROLLED ACCESS

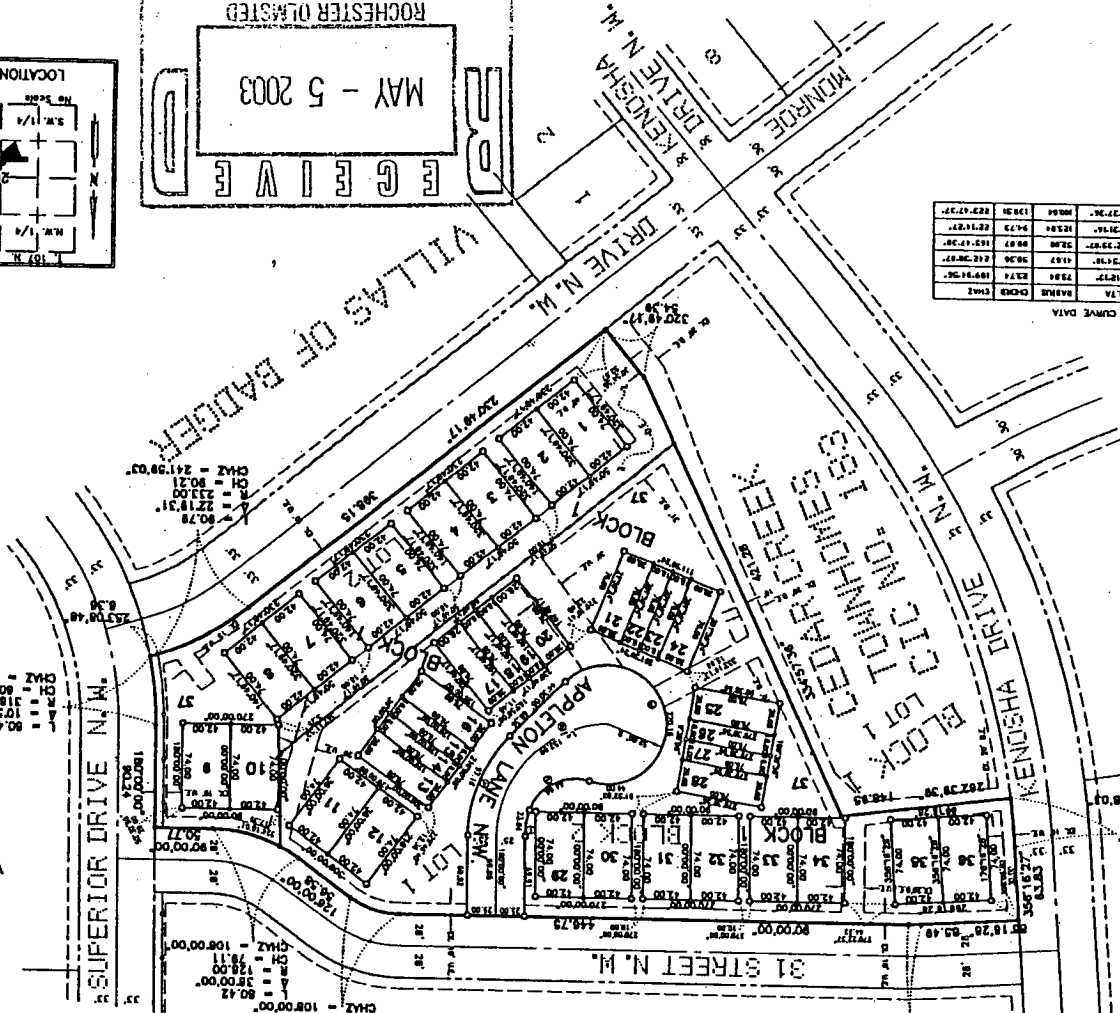
U.E. = UTILITY EASEMENT

facilities and utility assessment

MANCH	LENGTH	DEL TA	RAJIB	CHAKR	TIME
1	23.0	10.13	75.0	23.7	96.16.60
2	00.0	10.16	75.0	23.7	96.16.21
3	07.0	10.22	75.0	23.7	96.16.51
4	14.0	10.27	75.0	23.7	96.16.32
5	21.0	10.31	75.0	23.7	96.16.22
6	28.0	10.34	75.0	23.7	96.16.22



RECEIVED  
MAY - 5 2003  
ROCHESTER OLIMSTED  
PLANNING DEPARTMENT



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**TO: Rochester Common Council**

**FROM: Brent Svenby, Planner**

**DATE: May 15, 2003**

**RE: Final Plat #03-10 to be known as Badger Village Townhomes by Badger Development II LLC. The Applicant is proposing to re-subdivide Lots 1 & 2, Block 2 Badger Ridge Fourth Subdivision into 37 lots for single-family attached dwellings. The Plat also proposes to dedicate one new public roadway. The property is located west of Superior Drive NW, east of Kenosha Drive NW and north of Monroe Drive NW.**

ROCHESTER-OLMSTED  
PLANNING DEPARTMENT

2122 CAMPUS DR SE

ROCHESTER MN 55904-4744

ADMINISTRATION/ PLANNING 507/285-8232

GIS/ADDRESSING/ MAPPING 507/285-8232

HOUSING/HRA 507/285-8224

SHULIN 507/285-8213

WEHRETT 507/285-8345

FAX 507/287-2275

**Planning Department Review:**

**Applicant/Owner:**

Badger Development II, LLC  
400 South Broadway, Suite 100  
Rochester, MN 55904

**Surveyors/Engineers:**

Yaggy Colby Associates  
717 Third Avenue SE  
Rochester, MN 55904

**Referral Comments:**

1. Rochester Park and Recreation Department
2. Rochester Public Works Department
3. Planning Department – Addressing Staff
4. Planning Department - Wetlands
5. RPU – Water Division
6. RPU – Operations Division
7. Fire Department
8. Rochester Building and Safety Department

**Report Attachments:**

1. Referral Comments (4 Letters)
2. Copy of Final Plat
3. Location Map

**Plat Data:**

**Location of Property:**

The property is located along the west side of Superior Drive NW, east of Kenosha Drive NW and north of Monroe Drive NW.

**Zoning:**

The property is zoned R-3 (Medium Density Residential) in the City of Rochester.

**Proposed Development:**

This development consists of re-subdividing Lots 1 & 2, Block 2 Badger Ridge Fourth Subdivision into 36



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lots for single family attached dwellings and one lot for common space.

**Roadways:**

This plat dedicates right-of-way for one new public roadway. This roadway called Appleton Lane NW is a cul-de-sac extending southerly from 31<sup>st</sup> Street NW. The roadway is designed with a 29' wide surface with a 50' right-of-way width.

**Pedestrian Facilities:**

In accordance with current City policy, sidewalk is required along both sides of all of the new streets in the subdivision.

**Wetlands:**

The Soil Survey and National Wetland Indicator maps were reviewed for the presence of wetlands. It does not appear that hydric soils exist on this portion of the property.

**Public Utilities:**

The City has approved the public improvement (water main and sanitary sewer construction) plans for the subdivision.

**Spillover Parking:**

Spillover parking requirements were reviewed at the time the performance residential development plan was approved.

**Parkland Dedication:**

No additional parkland dedication is due. Dedication for the area has been met via the deferred dedication as a result of the October 7, 2002 approval of Badger Ridge 4<sup>th</sup>.

**General Development Plan:**

The proposed plat is consistent with recently amended GDP for Badger Ridge.

**Preliminary Plat:**

A preliminary plat was approved for this property on April 21, 2003 with the following conditions/modifications:

1. *The cul-de-sac associated with this plan is indicated as less than 96 feet in diameter and shall be posted "No Parking" along the cul-de-sac.*
2. *The plat shall be labeled as Block 1 instead of Block 2.*

**Planning Staff and Recommendation:**

The Planning Staff has reviewed the submitted final plat in accordance with the Rochester Zoning Ordinance and Land Development Manual and would recommend approval of this final plat subject to the following conditions / modifications:

1. *The cul-de-sac associated with this plan is indicated as less than 96 feet in diameter and shall be posted "No Parking" along the cul-de-sac.*
2. *The documents assigning long-term maintenance of common lands and facilities shall be recorded concurrent with the final plat documents (mylars).*

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# ROCHESTER

— Minnesota —

TO: Consolidated Planning Department  
2122 Campus Drive SE  
Rochester, MN 55904

DEPARTMENT OF PUBLIC  
WORKS  
201 4<sup>th</sup> Street SE Room 108  
Rochester, MN 55904-3740  
507-287-7800  
FAX – 507-281-6216

FROM: Mark E. Baker

DATE: 5/13/03

The Department of Public Works has reviewed the application for Final Plat #03-10 on the Badger Village Townhomes (replat of Lots 1 & 2, Block 1, Badger Ridge 4<sup>th</sup>) property. The following are Public Works comments on this request:

1. This property is subject to the terms of the executed Development Agreement for Badger Ridge.
2. Construction of public infrastructure, including Appleton Ln NW, was addressed in the previously executed City-Owner Contract for Badger Ridge 4<sup>th</sup> Subdivision.

Charges/fees applicable to the development of this property are addressed in the Development Agreement and have been paid through the City-Owner Contract for Badger Ridge First Subdivision.



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**ROCHESTER PARK AND RECREATION DEPARTMENT**  
**201 FOURTH STREET SE**  
**ROCHESTER MINNESOTA 55904-3769**  
**TELE 507-281-6160**  
**FAX 507-281-6165**

**M E M O R A N D U M**

**DATE:** May 7, 2003

**TO:** Jennifer Garness  
Planning

**RE:** Badger Village Townhomes  
Final Plat # 03-10

Number of dwelling units.....	37 units
Density factor.....	.0244
Dedication .....	na
Fair market value of land.....	na

The Park and Recreation Department recommends that dedication requirements be met via: Dedication for this area has been met via deferred dedication as a result of October 7, 2002 approval of Badger Ridge 4<sup>th</sup>. No additional dedication is due.

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The hand to reach for...  
**DAVID A. KAPLER**  
Fire Chief

DATE: May 13, 2003

TO: Jennifer Garness, Planning

FROM: R. Vance Swisher, Fire Protection Specialist

SUBJ: Final Plat 03-10 to be known as Badger Village Townhomes by Badger Development II LLC. The Applicant is proposing to re-subdivide Lots 1 & 2, Block 2 Badger Ridge Fourth Subdivision into 37 lots for single family attached dwellings.

With regard to the above noted project plan, the fire department has the following requirements:

1. An adequate water supply shall be provided for fire protection including hydrants properly located and installed in accordance with the specifications of the Water Division. Hydrants shall be in place prior to commencing building construction.
2. Streets and roadways shall be as provided in accordance with the fire code, RCO 31 and the Zoning Ordinance and Land Development Manual. Emergency vehicle access roadways shall be serviceable prior to and during building construction.
3. All street, directional and fire lane signs must be in place prior to occupancy of any buildings.
4. All buildings are required to display the proper street address number on the building front, which is plainly visible and legible from the street fronting the property. Number size must be a minimum 4" high on contrasting background when located on the building and 3" high if located on a rural mail box at the public road fronting the property. Reflective numbers are recommended.

c: Donn Richardson, RPU, Water Division  
Badger Development II, LLC – 400 S Broadway, Suite 100 – Rochester, MN 55904  
Yaggy Colby Associates – 717 Third Ave SE – Rochester, MN 55904



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**Rochester Building  
Safety Department**

# Memo

**To:** Jennifer Garness, Planning Department

**From:** Kenneth Heppelmann

**CC:** Badger Development II, LLC  
Yaggy Colby Associates  
Gary Schick, Plumbing Inspector  
Mark Sparks, Electrical Inspector

**Date:** May 12, 2003

**Re:** Final Plat #03-10 to be known as Badger Village Townhomes

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The above referenced development appears to indicate new construction that is regulated under the Building Code and will require building permits. Complete plans and specifications are required to be submitted for a building permits prior to construction.

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The proposed construction appears to consist of attached single-family dwellings (townhomes) on separate lots with property lines between the units. Please verify the following items:

- Separate utility services (i.e. sewer, water, gas, electric, etc.) are required to be provided to each dwelling unit. The utilities are not permitted to encroach onto or through the adjacent lots.
- The fire resistive rating of exterior walls, and projections from such walls, with a fire separation distance of less than three feet is required to comply with IRC Section 302.1.
- The dwelling units are required to be separated with fire resistive rated wall assemblies in accordance with the 2000 IRC, Section 321.2.

Please let me know if you have any questions or concerns.

Thank you

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